BEG SE COR OF SW1/4 OF SE1/4, W
703.46 FT, E 319.32 FT, S 721.58

**DIONYSIUS RICHARD**
749 SE MARGARET DR
LAKE CITY, FL 32025

# 2026

**33-3S-17-06869-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 02 | WALL BD/WD 40 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 7 100 |
| Bathrooms | | 4 100 |
| Frame | 01 | NONE 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 2 100 |
| Condition Adj | 02 | 02 100 |
| Quality Adjus | 05 | 05 100 |

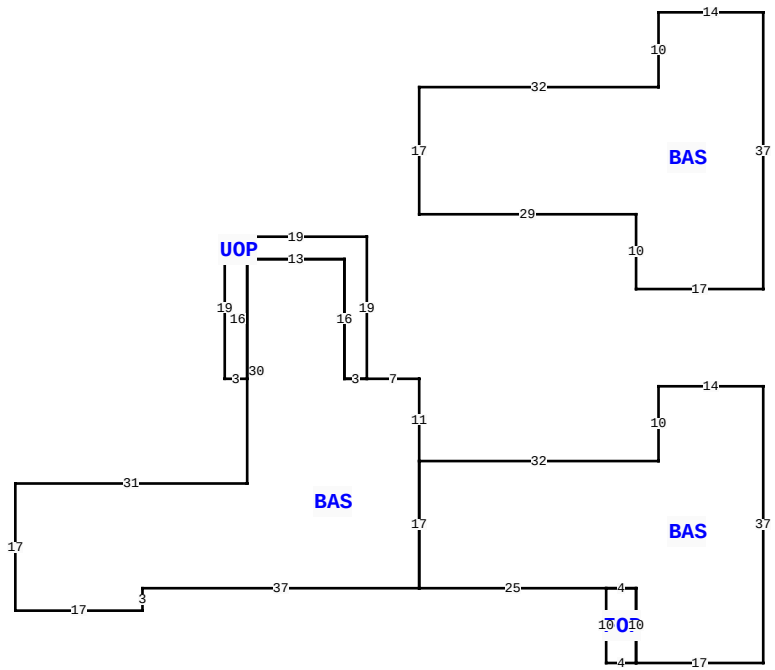
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAM <10 | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,092 | 100 | | 1,092 | 45,733 |
| BAS | 1,092 | 100 | | 1,092 | 45,733 |
| BAS | 1,337 | 100 | | 1,337 | 55,994 |
| FOP | 40 | 30 | | 12 | 503 |
| UOP | 153 | 20 | | 31 | 1,299 |
| TOTALS | 3,714 | | | 3,564 | 149,260 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 3,564 | 93.0708 | 83.76 | 298,521 | 1965 | 1965 | 0 | 0 | 0 | 50.00 | 50.00 |

1 DUPLEX 100% - 2024 Heated Area: 3521 HX Base Yr 2024




749 SE MARGARET DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 149,260 |
| TOTAL MARKET OB/XF VALUE | | 3,450 |
| TOTAL LAND VALUE - MARKET | | 47,645 |
| TOTAL MARKET VALUE | | 200,355 |
| SOH/AGL Deduction | | 24,972 |
| ASSESSED VALUE | | 175,383 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 123,972 |
| TOTAL JUST VALUE | | 200,355 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 192,069 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053485 | Electrical Servic | | 06/27/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/1585 | 9/28/2022 | WD | Q | I | 01 | 185,000 |
| GRANTOR: CALVARESE CARISSA | | | | | | |
| GRANTEE: DIONYSIUS RICHARD | | | | | | |
| 1297/1585 | 7/07/2015 | WD | Q | I | 01 | 90,000 |
| GRANTOR: MARY E LEE | | | | | | |
| GRANTEE: BENJAMIN HANK RATLI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=-46,10] N11 W7 W3 N16 W13 S30 W31 S17 E17 N3 E37 N17 $
BAS=[ORIG=0,0] W14 S10 W32 S17 E25 E4 S10 E17 N37 $
BAS=[ORIG=0,-50] W14 S10 W32 S17 E29 S10 E17 N37 $
UOP=[ORIG=-53,-1] N19 W19 S19 E3 N16 E13 S16 E3 $
FOP=[ORIG=-21,27] S10 E4 N10 W4 $
.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0170 | FPLC 2STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,750.00 | 2,750.00 | 100 | 2012 | 2012 | 3 | 100 | 2,750 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,450

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0800 | C | MULTI-FAM | 100 | | 00 | 0.00 | 0.00 | 3.76 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 37,600 | | | | | | | |
| 2 | 9530 | C | POND | 100 | | 00 | 0.00 | 0.00 | 0.90 | AC | | 1.00 | 1.00 | 1.00 | 50.00 | 50.00 | 45 | | | | | | | |
| 3 | 0800 | C | MULTI-FAM | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 07/09/2025 BY tommy Total Acres: 5.66 Total Land Value: 47,645 Market: 0 Agricultural: 0 Common: 47,645 PRINTED 05/08/2026 BY SYS